

East Bellevue Community Council
Summary Minutes of Regular Meeting

July 6, 2004
6:30 PM

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Eder, Keeffe, and Wiechmann
ABSENT: Councilmember Seal

STAFF: Kate Berens, Legal Planner
Kathleen Burgess, Senior Planner
Steve Cohn, Plans Reviewer
Julia Kruger, Senior Planner
Kevin McDonald, Senior Planner

1. CALL TO ORDER

The meeting of the East Bellevue Community Council was called to order at 6:30 PM with Chair Bell presiding. Chair Bell led the flag salute.

2. ROLL CALL

Roll was called by the Deputy City Clerk. All Councilmembers were present.

3. COMMUNICATIONS – WRITTEN AND ORAL

Mr. Eder, on behalf of a constituent, questioned staff regarding the tree plantings along the Lake Hills Connector. To date, twenty-one trees of the promised fifty have been planted. He asked if staff could tell him when the remainder of trees will be planted.

Chair Bell suggested the matter be taken up later on the agenda.

4. APPROVAL OF AGENDA

Mr. Keeffe moved the approval of the July 6, 2004 regular meeting agenda. Mr. Bell seconded the motion.

Mr. Keeffe requested the following additions:

- 10(a) Public Utilization of Rights-of-Way
- 11(a) The Bond March Short Plat
- 11(b) Downtown High-Rise Signage

Mr. Eder asked for these additions:

- 10(b) Michael's Toyota Conditional Use Permit
- 11(c) July 7th Planning Commission Public Hearing
- 11(d) Uses of Best Available Science
- 11(e) Courtesy Notice of Community Council Meeting in King County Journal

Motion to approve the July 6, 2004 agenda as amended carried with a vote of 4-0.

Meeting interruption:

Chair Bell recognized the late arrival of Mr. Henry Dehoog who wished to address Council regarding the possible establishment of a open air public market at the Lake Hills Shopping Center.

Mr. Dehoog explained that he was exploring the prospect of starting an open air public market. He discussed the size of tent proposed and various other details envisioned for this possible venture. There is no application at this time.

Chair Bell asked, that for the convenience of staff, Department Reports be taken out of order.

8. DEPARTMENT REPORTS

(a) Walgreen's Drugstore Administrative Conditional Use Permit Application

Julia Kruger, Department of Planning and Community Development, provided the staff overview. The Walgreen Company has submitted an application requesting approval of an Administrative Conditional Use permit to allow the existing Walgreen's Drugstore at 647 140th Avenue NE to extend its hours of operation to 24 hours per day. The store is currently open from 8:00 a.m. to 10:00 p.m.

Ms. Kruger introduced Adams Snider, representing the Walgreen Company, and Steve Sutsumi, Store Manager.

Mr. Eder stated no objections to the extension of store hours.

Mr. Keeffe stated he felt that the proposed hours expansion would have minimal impact.

Ms. Wiechmann also stated no objections.

Chair Bell asked how Walgreen determines the need for expanded hours in specific locations. In response, Mr. Sutsumi stated the company looks at demographics and proximity to local hospitals. Chair Bell agreed with Council that this proposed change in operating hours will have minimal impact to the neighborhood.

5. COURTESY PUBLIC HEARING:

(a) 2004 Update to the Comprehensive Plan

Kathleen Burgess, Department of Planning and Community Development, provided staff support.

Chair Bell opened the courtesy public hearing to audience participants. Seeing no one wishing to comment at this time, he invited staff to step through the materials provided.

Ms. Burgess noted the written questions submitted by Mr. Eder. She stated staff's hope that Council would be prepared to offer comments tonight to be delivered tomorrow night at the Planning Commission's public hearing on this issue.

Capital Facilities Element

Chair Bell questioned the substance of endnote 2 identified on the 2003-2009 CIP Resources by source Figure CF.1. Ms. Burgess stated that endnote is found on page 29 of the Council's packet. It refers to the general CIP revenue and is defined as the annual revenue dedicated to CIP.

Mr. Eder stated the chart on page 24 shows funding for Economic Development for the year 2004 only, whereas the requirement imposed by the Growth Management Act is continuous. In response, Ms. Burgess stated the one year funding is probably a special project for 2004. Mr. Eder stated that he believed this to be related to a correspondence that he wrote last November, suggesting the budget for Economic Development be tripled and an Economic Development Director be hired to oversee the program. He stated his expectation for funding to be on a continuum. Ms. Burgess stated the salaries and funding for the Economic Development program is found in the operating budget. The funds identified on page 24 of Council's packet is part of the capital budget.

Chair Bell noted on this same page a significant decline in funding. Responding, Ms. Burgess stated that this is the existing adopted Capital Investment Plan, not the one currently under consideration. She offered to get back to Council with information related to any funding decline. She stated that this is a biannual process and that City Council is currently working on the 2005-2006 budget.

Economic Development Element

Mr. Eder stated that the whole concept of a comprehensive plan is to plan for the future, where the city grows. He expressed his opinion that such a plan should address the needs of the community. Mr. Eder noted the disappearance of neighborhood grocery stores. He stated the need for the city to provide incentives that encourage shopping center owners to retain this vital service. He used the Michael's Toyota relocation to Sunset Village as an example of disservice to the surrounding community.

Mr. Cohn stated that the City is obligated to assure adequate zoning for grocery stores, and, he thinks the City has done that. He reminded Council that the market drives the economics. He noted that approximately 95% of Bellevue is within one mile of a grocery store.

Chair Bell asked if Council wished to weigh-in on a 'standard of service' for grocery stores at the Planning Commission public hearing. Hearing no consensus, it was determined that Mr. Eder would provide comments to the Commission on his own behalf.

Council continued their review of the proposed update.

Economic Element

In response to Mr. Eder, Mr. Cohn stated that the old Economic Element is being replaced with a new Economic Element containing updated information.

Environmental Element

Mr. Eder stated that since the 'Environmental Element' text uses many terms that are generally unfamiliar, these terms are being added to the Glossary. He noted that the existence of these definitions should be mentioned near the beginning of the text.

Chair Bell noted possible confusion with the terms riparian corridor/floodplains/wetlands setbacks adjacent to shorelines and, then, a little further down, lakes and shorelines. He asked if shorelines were confined to lakes, is there a distinction? In response, Ms. Berens clarified the intent to be more lake or whole water body and shoreline to be the water/land interface. Ms. Berens stated staff is striving for consistency throughout this document. Definitions are set in the Land Use Code.

In response to Mr. Eder, Ms. Berens stated that the protection zone is the critical area plus whatever buffer is set through the Land Use Code. It is not extensively mapped. The City has not at this point chosen to go out and inventory the entire City across all private properties. Where the City has this information, due to development projects, we have added it to our GIS layer. There are potentially wetlands and stream reaches that have not been completely mapped. It is only undefined in so much as we don't know exactly on the ground where each potential area is located, but, wetlands and streams are defined in the Land Use Code. A property owner is capable of taking that definition and applying it to their property. Although the protection zone is not exhaustively mapped, it is clearly defined.

Continuing to respond, Ms. Berens explained other agency mapping resources fall out of date, as in some cases, these resources change over time. A wetland that was identified as having certain characteristics in 1960 or 1978 may have changed and the Land Use Code applies to present day characteristics. Although this historical data can be used as a tool to help find the information, it is not definitive in and of itself.

In response to Mr. Keeffe, Ms. Berens stated the broad term 'protection zone' as it is used here encompasses critical areas, wetlands, slopes, shorelines, streams and their associated buffers.

Chair Bell noted new section Special Status Fish and Wildlife Species. He asked how Canada geese were categorized. Responding, Kevin McDonald stated that they were categorized as a

protected general species. Mr. Bell stated the success the golf course was having in eliminating the geese from the course.

Chair Bell questioned Policy EN-63, stating his interest in the Kelsey Creek area. Ms. Berens stated this policy was an articulation of the Code Interpretation regarding the establishment of differing buffers on piped stream segments. She agreed that decisions based on whether the cost of restoration is disproportionate to community and environmental benefit does have a subjective element to it.

In response to Mr. Eder, Ms. Berens stated that in terms of restoration, we are talking about looking more at the processes and functions to get back to the natural conditions. Mr. Eder suggested that policies did not go far enough and should go a step further to enhance the natural condition for the future.

Mr. Eder expressed his concern with the section of the plan that refers to the coal mine area. He stated he would like to have best available science applied to the coal mine area in order to map the underground voids. In response, Ms. Berens stated that the coal mine hazards are mapped in terms of the general area.

Mr. Keffe noted that state law says the primary reason for government is the safety and welfare of its citizens. He stated he would be very concerned if the City of Bellevue is not on top of where these old mine shafts and collapses are located. Council discussion with staff continued.

Chair Bell restated Mr. Eder's proposal to establish a separate policy that says something should be done to protect citizens from these coal mine hazardous areas.

Mr. Eder clarified, stating best available science should be applied to identify these hazardous areas. He stated that he felt it irresponsible to overlook this area of concern. Ms. Berens stated she would pass these comments onto the Planning Commission.

Housing Element

In response to Chair Bell, Kathleen Burgess explained the purpose on Policy HO-15. She stated and the related ordinance would limit the time period to a set number of demonstration projects. The ordinance would go into effect and would have specific standards for an interim period of time. Once those projects are complete, the ordinance would have no further affect and, at that time, consideration would be given for the inclusion of those standards into the Land Use Code.

Ms. Burgess reviewed the Community Council comments made at their June 1, 2004 meeting.

Human Services Element

Ms. Burgess stated there were only minor changes.

Land Use Element

Council reviewed the land use policies with Steve Cohn, suggesting clarifying language.

In response to Chair Bell, Mr. Cohn stated the intent to remove Evergreen Highlands from the Subarea Plan as most of it resides in Redmond. The portion remaining in Bellevue will be included in the Northeast Bellevue Subarea.

Chair Bell stated he felt that something equivalent to the second paragraph under Subarea Focus in the existing language should be included in the proposed Land Use Element under Subareas to connect it to the Subarea Plan. The paragraph reads: *Stability of established neighborhoods is often perceived as the measure of quality. The City's Subarea plans, written with direct citizen involvement, are a key element in maintaining stable land use patterns. The City's continued commitment to these plans will generate confidence from the community. Every reasonable effort should be made to adhere to the Subarea plan.*

Responding to Mr. Eder, Mr. Cohn stated the new land use forecasts are printed in the new Land Use Element under Citywide Focus.

Transportation Element

Chair Bell commented on Policy TR-47 to minimize visual distractions, extraneous objects, and excessive clutter in circulation corridors. Kevin McDonald, Department of Transportation, responded.

In response to Mr. Eder's desire to have the Bellevue Community College called out as a transit hub, Mr. McDonald stated that the area in question is already embraced within the Eastgate Transit Hub that spans I-90 at the vicinity of 148th and 156th. Mr. Eder suggested that the Community College be added in parenthesis to show inclusion.

Chair Bell asked staff for an example of a neighborhood collector street. In response, Mr. McDonald stated a neighborhood collector street would be equivalent to a spine street serving a housing subdivision. He stated the distinction is important because in some cases residents request traffic calming devices and, generally, it is more appropriate to place such devices on collectors that are not arterials.

Continuing to respond to Mr. Eder's written comments, Mr. McDonald stated that in general there are incentives and services to reduce single occupancy vehicle travel by encouraging people to take transit. Mr. Eder clarified his concern stating the Area Mobility Targets as printed in the Council's packet targets E+ in the Downtown. Mr. McDonald stated that a Level of Service E+ reflects that the street system is functioning at near capacity. To achieve a Level of Service C would require roadway investment that is incompatible with some of the other goals of Downtown. This policy recognizes that sometimes the Downtown will be congested with vehicles but also encourages other modes of transportation.

Mr. Keeffe noted the Area Mobility Targets table includes a Level of Service D but that LOS does not appear on the Level of Service Definitions table.

In response to Mr. Eder, Mr. McDonald stated the expansion of the Bellevue Transit Center is not yet complete. The new riders services building on the north side of the Transit Center is still being constructed.

Council review with staff continued.

East Bellevue Transportation Plan

Chair Bell suggested that under the Roadway and Non-motorized Project List, project 541c referencing the addition of an equestrian path be eliminated as horse trails in this area are now obsolete.

Mr. Keeffe stated that the above project although it started out as an equestrian path has since been re-designated as a multi-use trail.

Urban Design

Chair Bell requested examples of Policy UD-XX to enhance the appearance of neighborhoods, especially those which are older, with targeted City programs and services. In response, Ms. Burgess stated this policy is related to policies in the Land Use Element where there are some older areas that are needing a facelift. Policy UD-XX is saying we need to look at some of these older neighborhoods and do more to refresh these areas. An example of this Policy is the neighborhood gateway projects.

Utilities Element

Mr. Eder pointed out that the term 'Cable Television' is no longer accurate. Cable service now includes television, telephone and internet access.

Profile and Vision

In response to Mr. Eder, Ms. Burgess stated that the section Bellevue Today was rewritten and should be up to date. She stated she would recheck the data referring to the 2040 acres of City owned open space.

Chair Bell stated that in Bellevue 2025 reference to education seems to be missing, in particular, mention of the Bellevue Community College. Ms. Burgess stated that it could be added.

Review continued.

At the conclusion of discussion, and seeing no one from the public wishing to provide comment, the courtesy public hearing was closed by Council consensus.

6. **RESOLUTIONS:** None.

7. **REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS:** None.

8. **DEPARTMENT REPORTS:** Taken up prior to the courtesy public hearing.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS:**

(a) Public Utilization of Rights-of-Way

Mr. Keeffe reminded Council of their memorandum to the City Council dated June 17, 2004 regarding public utilization of rights of way. In order to give adequate time for a response, Mr. Keeffe asked that discussion be deferred until the August 3, 2004 meeting. There was Council agreement.

Chair Bell called a brief recess at 10:22 PM and reconvened at 10:28 PM.

(b) Michael's Toyota Conditional Use Permit

Mr. Eder reminded Council that this matter will come before the City Council on July 19, 2004. He asked whether he could provide testimony on behalf of the Community Council or speak only for himself? There was some Council discussion and a consensus that Mr. Eder would be representing himself on this matter.

11. **NEW BUSINESS:**

(a) The Bond March Short Plat

Mr. Keeffe noted the Bond March Short Plat listed in the Blue Bulletin. He stated the proposed land action is located at 13606 Main Street and zoned R-2.5. The application is to divide .74 acres into two parcels. He stated that this is a good example of where the original intent of minimum lot size comes into play. This application has a total of 32,000 square feet which is insufficient to accommodate two full sized lots. This application is a good example of where the original intent of minimum lot sizing could and should be employed to allow the smaller of the two lots as opposed to allowing the minimum lot size calculation to be applied across the entire plat.

(b) Downtown High-Rise Signage

Mr. Keeffe proposed a letter to the City Council and City Manager requesting that, in the interest of a 'city in a park' the City not clutter up the skyline with commercial signs. There was Council consensus.

(c) July 7th Planning Commission Public Hearing

Mr. Eder stated that he had drafted comments to the Planning Commission requesting the City develop a level of service standard for grocery stores. He also noted his comments regarding historic buildings/areas, and suggestion that these resources be classified under Landmarks and Historical Resources. He asked for clarification of the Council's position. It was determined that Mr. Eder would be speaking at the Planning Commission public hearing on his own behalf.

(d) Uses of Best Available Science

Mr. Eder asked Council review of his draft letter to Matt Terry, Goran Sparman and Patrick Foran suggesting the application of best available science to traffic noise, air pollution, park land acquisition and coal mine location mapping. There was Council discussion. It was determined that Mr. Eder send the letter as an individual.

(e) Courtesy Notice of Community Council Meeting in King County Journal

Mr. Eder noted the lack of notice for tonight's meeting in the King County Journal. The Clerk explained that due to the July 4th holiday submittal deadline for notices was shortened. She stated it was entirely possible that the notice was not received in time for publication.

12. CONTINUED COMMUNICATION:

Mr. Eder reported the revamped Albertson store is near completion and looks very good.

Chair Bell reported that he would be out of town the next two weeks. Mr. Keeffe will be the contact for Community Council business during his absence.

13. EXECUTIVE SESSION None.

14. APPROVAL OF MINUTES

(a) May 4, 2004 East Bellevue Community Council Summary Minutes

Mr. Keeffe moved approval of the May 4, 2004 East Bellevue Community Council Summary Minutes. Mr. Eder seconded the motion which carried with a vote of 4-0.

ADJOURNMENT

Mr. Keeffe moved adjournment. Mr. Eder seconded the motion, which carried 4-0. The meeting of July 6, 2004 adjourned at 11:10 PM.

Submitted by:

Michelle Murphy, CMC
Deputy City Clerk